



To the Honorable Council
City of Norfolk, Virginia

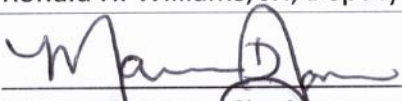
October 27, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Conditional Change of Zoning from OSP (Open Space Preservation) to conditional C-2 (Corridor Commercial) – City of Norfolk**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-6**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of 7 to 0, the Planning Commission recommends approval subject to the conditions proffered by the applicant.
- III. **Request:** This request would expand an existing commercial site to increase development opportunities.
- IV. **Applicant:** City of Norfolk
- V. **Description:**
 - The site is part of the open space currently surrounding Lake Wright and abuts the former Lake Wright Golf Course to the east and the Lake Wright Hotel to the West.
 - The site is currently zoned OSP which limits the use of this site to open space and related amenities.
 - With the advent of the outlet mall on a site just to the north there is potential for the Northampton Boulevard corridor to shift to more retail sales and service oriented uses.
 - The rezoning to C-2 would expand the existing C-2 site abutting Northampton Boulevard and accommodate that shift and allow additional commercial retail sales and service type uses.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated September 24, 2015 with attachments
- Proponents and Opponents
- Ordinance
- Letter to City of Virginia Beach signed by Acting Planning Director



City of NORFOLK

Planning Commission Public Hearing: September 24, 2015

John Executive Secretary: George M. Homewood, AICP, CFM *John*

Staff: Susan Pollock Hart, CFM *sp*

Staff Report	Item No. 3		
Address	Northampton Boulevard		
Applicant	City of Norfolk		
Request	Change of Zoning		
Property Owner	City of Norfolk		
Site Characteristics	Site Area	2.25 Acres	
	Zoning	From: OSP (Open Space Preservation)	To: Conditional C-2 (Corridor Commercial)
	General Plan	Open Space	
	Character District	Suburban	
Surrounding Area	North	OSP; Conditional C-3(Retail Center): Lake Wright and the outlet mall site	
	East	Former Lake Wright Golf Course	
	South	I-3 (General Industrial): Moore's Bridges Water Treatment Plant	
	West	Lake Wright; Interstate 64 interchange with Northampton Boulevard	



A. Summary of Request

- This request would rezone the property to commercial similar to that of the outlet mall site located to the north and abutting Northampton Boulevard.
- The purpose of the rezoning is to create a larger commercial site.

B. Plan Consistency

- *plaNorfolk2030* designates this site as Commercial and Open Space/Recreation.
- Since the majority of the site is designated Commercial, and the Open Space/Recreation designation on the site is minimal, the proposed use is consistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

- The site is part of the open space currently surrounding Lake Wright and abuts the former Lake Wright Golf Course to the east and the Lake Wright Hotel to the West.
- The site is currently zoned OSP which limits the use of this site to open space and related amenities.
- With the advent of the outlet mall on a site just to the north there is potential for the Northampton Boulevard corridor to shift to more retail sales and service oriented uses.
- The rezoning to C-2 would expand the existing C-2 site abutting Northampton Boulevard and accommodate that shift and allow additional commercial retail sales and service type uses.

ii. Parking

The site is located in the Suburban Character district and any use would have to comply with the appropriate parking requirements.

iii. Flood Zone

The property is in the X and X Shaded Flood Zones, which are low risk flood zones. Any development of the property will be required to comply with the applicable floodplain management requirements.

D. Impact on the Environment

The development of the site will require approval through the Site Plan Review process and will meet City stormwater, landscaping and other physical development requirements.

E. Payment of Taxes

The owner of the property is current on all real estate taxes.

F. Communication Outreach/Notification

- Legal notice was posted on the property on August 18.

- Legal notifications were mailed to all property owners within 300 feet of the property on September 10.
- Legal notification was placed in *The Virginian-Pilot* on September 10 and September 17.
- Notice was mailed to the City of Virginia Beach because the subject property involves a change in zoning map classification within one-half mile of the City of Virginia Beach boundary line.

G. Recommendation

- The change of zoning will create a larger commercial parcel and allow it to be marketed for a broader range of uses the potential for which are now more likely because of the Simon Outlet Mall project.
- Accordingly, staff recommends that the request for rezoning be **approved**.

Attachments

Location Map

Zoning Map

Application

Notice to the City of Virginia Beach, Planning Director

Proponents and Opponents

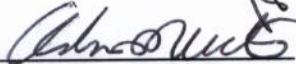
Proponents

None

Opponents

None

Form and Correctness Approved:

By 
Office of the City Attorney

Contents Approved:

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED ON THE NORTH SIDE OF NORTHAMPTON BOULEVARD AND SOUTH OF LAKE WRIGHT FROM OSP (OPEN SPACE PRESERVATION) DISTRICT TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a certain portion of property located on the north side of Northampton Boulevard and south of Lake Wright is hereby rezoned from OSP (Open Space Preservation) District to C-2 (Corridor Commercial) District. The property is more fully described as follows:

Property containing an irregular-shaped lot, piece or parcel of land situate, lying and being in the City of Norfolk, Virginia, said parcel lying 830.53 feet, more or less, north of Northampton Boulevard and 70.00 feet, more or less, west of the east corporate boundary of the City of Norfolk and being further described as follows: Commencing at a point on the northern line of Northampton Boulevard at its intersection with the eastern corporate boundary of the City of Norfolk; thence, N 30°-34'-14" W, 830.53 feet, more or less, along the eastern corporate boundary of the City of Norfolk to a point; thence, S 59°-24'-25" W, 70.00 feet, more or less, to a point on the northern line of Parcel 1 as shown on that certain plat entitled, "Subdivision Plat of Property Standing in the Name of Lake Wright L.L.C.," recorded in the Circuit Court of the City of Norfolk in Map Book 52, at Pages 139 and 140 and, being the Point of Beginning; thence, S 59°-24'-25" W, 428.00 feet, more or less, along said northern line of said Parcel 1 to a point of curvature; thence, continuing 314.16 feet, more or less, along the northern line of said Parcel 1 on the arc of a curve to the left, having a radius of 200.00 feet, to a point of tangency; thence, N 30°-35'-29" W, 182.73 feet, more or less, to a point; thence, N 14°-24'-53" E, 142.57 feet, more or

less, to a point; thence, N 59°-25'-16" E, 242.87 feet, more or less, to a point; thence, N 07°-44'-21" E, 264.62 feet, more or less, to a point; thence, N 59°-25'-16" E, 120.32 feet, more or less, to a point; thence, S 30°-44'-14" E, 291.02 feet, more or less, to the point of beginning. Said property is that same as that labeled "Proposed EDA Outparcel" and shown on "Exhibit A," attached hereto.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

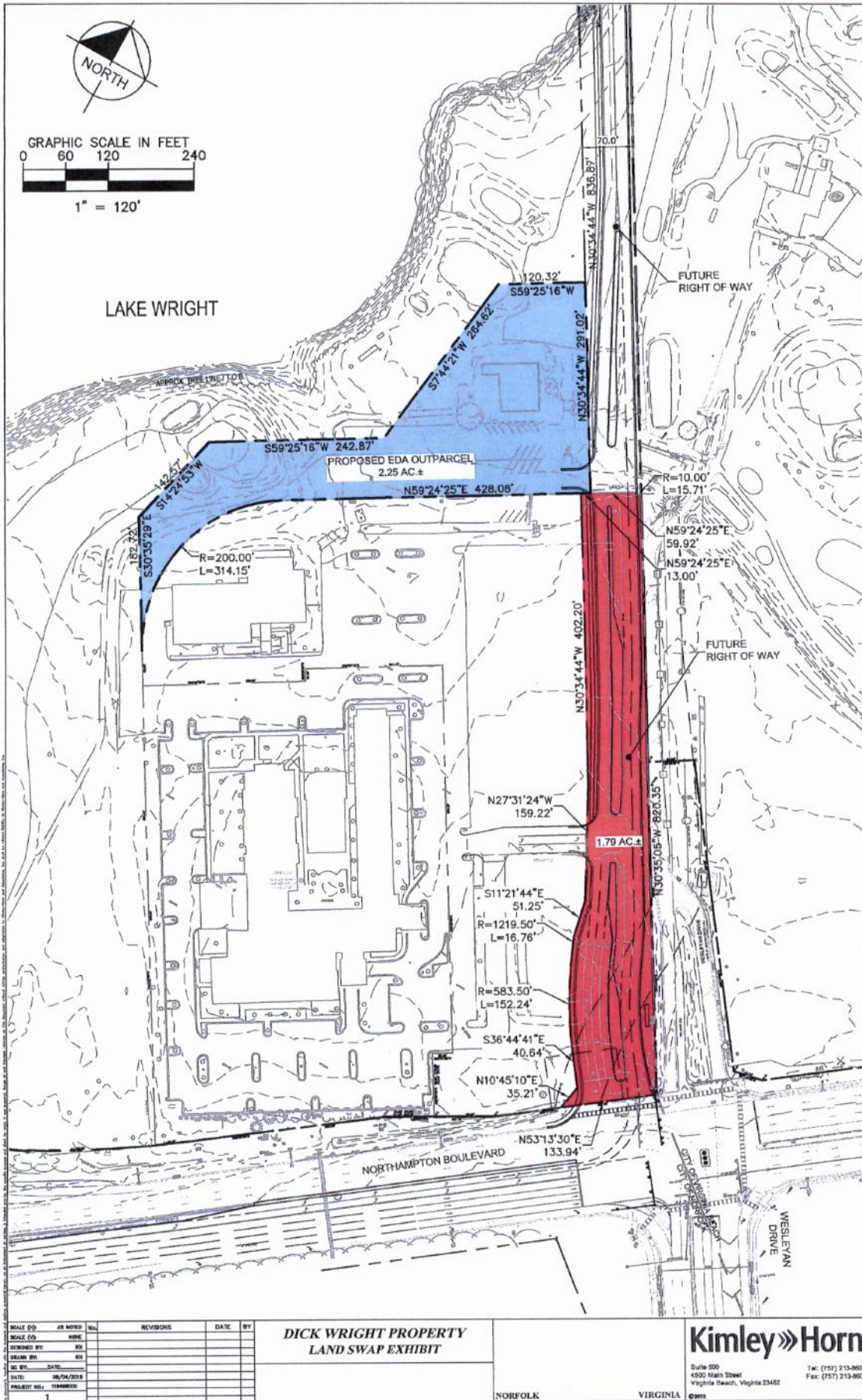
- (a) No building permit will be issued until the parcel has access to a public road.
- (b) No building permit will be issued until the portion of any proposed project that is within the parcel rezoned hereby has been submitted to the City's design review board for review.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)



SCALE	DATE	BY
SCALE 00	DATE	BY
DESIGNED BY	DATE	BY
DRAWN BY	DATE	BY
NO. BY	DATE	BY
DATE	DATE	BY
PROJECT NO.	DATE	BY
1		

DICK WRIGHT PROPERTY
LAND SWAP EXHIBIT

Kimley»Horn

Buile 500
4500 Main Street
Virginia Beach, Virginia 23462
Tel: (757) 213-8800
Fax: (757) 213-8801

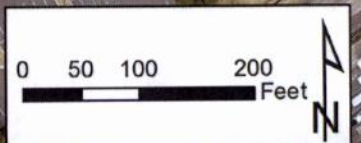
NORFOLK

VIRGINIA

©2005

Location Map

CITY OF NORFOLK



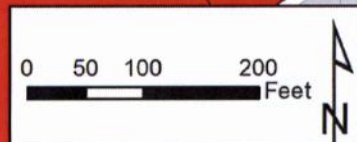
Zoning Map



Future Land Use Map

CITY OF NORFOLK

Commercial	Multifamily	Single Family Suburban
Downtown	Multifamily Corridor	Single Family Traditional
Industrial	Office	Single Family Urban
Institutional	Open Space/Recreation	Utility/Transportation
Military	Residential Mixed	





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application:

Conditional Change of Zoning

From: Zoning To: Conditional Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) (Street Name)

Existing Use of Property:

Current Building Square Footage

Proposed Use

Proposed Building Square Footage

Trade Name of Business (If applicable)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (☐) Fax (☐)

E-mail address of applicant:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Conditional Rezoning
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Economic Development Authority (First) (MI)

Mailing address of property owner (Street/P.O. box): 500 East Main Street, Suite 1500

(City) Norfolk (State) Virginia (Zip Code) 23510

Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact: N/A

Date(s) contacted:

Ward/Super Ward information: 4/7

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Peter Chapman Sign: Peter Chapman 8, 7, 15
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Peter Chapman Sign: Peter Chapman 8, 7, 15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)

PROFERRED CONDITIONS

- 1) No building permit will be issued until the parcel has access to a public road.

- 2) No building permit will be issued until the portion of any proposed project that is within the parcel to be rezoned hereby has been submitted to the City's design review committee.

--
- 3)

- 4)

- 5)

- 6)

Print name: _____

Peter H. Chapman
(Applicant)

Sign: _____

[Signature]

8 / 7 / 15
(Date)

Print name: _____

(Property Owner or Authorized Agent of Signature)

Sign: _____

(Date)



City of
NORFOLK

August 19, 2015

Department of Planning
Barry Frankenfield, Interim Director
2405 Courthouse Drive
Building 2, Room 115
Virginia Beach, VA 23456

Dear Mr. Frankenfield,

The Planning Department has received the following application from the City of Norfolk for a 2.25 acre, more or less, parcel of land lying 830 feet, more or less, north of Northampton Boulevard and 70 feet, more or less, west of the eastern corporate boundary of the City of Norfolk:

1. A change of zoning from OSP (Open Space Preservation) district to conditional C-2 (Corridor Commercial) district. The purpose of this request is to facilitate commercial development opportunities on the site.

This item is tentatively scheduled for the September 24, 2014 City Planning Commission public hearing.

If you would like additional information on the request, you may contact the applicant at (757) 664-4242 or you may telephone Susan Pollock on my staff at (757) 664-4765. A copy of the complete application is enclosed.

Because this notice is within the 30-day period before the scheduled date indicated above, you are asked to acknowledge your acceptance and receipt of this actual notice, in accordance with Virginia Code section 15.2-2204(B), either by signing a copy of this letter or by separate correspondence sent to this office.

Sincerely,

Leonard M. Newcomb, III, CFM
Department of Planning, Assistant Director